



Re: North West Rapid Transit (NWRT)

From Shyam Patel [REDACTED]
Date Thu 2026-06-11 2:00 PM
To Substantive <substantive@fasttrack.govt.nz>

Kia ora,

I am writing to provide my submission regarding the Northwest Busway – Te Ara Hauāuru project, specifically in relation to my property at [REDACTED] which is fully affected by the proposed designation.

I understand that the submission period has officially closed; however, I respectfully request that my comments are still considered as part of the application process.

Key concerns:

- **Full property acquisition:** As the entire property falls within the designation, this has significant implications for my long-term planning, housing security, and financial position.
- **Property valuation and compensation:** I would like assurance that any future acquisition will reflect fair market value, including consideration of recent market conditions and the impact of designation uncertainty.
- **Timing uncertainty:** With Stage 2B (Royal Road to Lincoln Road) not yet funded, there is uncertainty around when acquisition may occur. This creates challenges for decision-making in the interim.
- **Impact on property use and value:** The designation and prolonged uncertainty may materially affect the usability and value of the property prior to acquisition.

Request:

I ask that the EPA carefully consider the impacts on directly affected landowners, including the financial, personal, and planning uncertainty created by the project. I also encourage clarity around timelines, acquisition processes, and compensation mechanisms to ensure fair and transparent treatment.

Please confirm whether this submission will be accepted despite being lodged after the formal deadline.

Ngā mihi,
Shyam Patel

From: Northwest Busway <NWbusway@nzta.govt.nz>
Sent: 11 June 2026 13:47
To: Shyam Patel [REDACTED]
Subject: Re: North West Rapid Transit (NWRT)

[REDACTED]

Kia ora Shyam,

Thank you very much for emailing into the Northwest Busway – Te Ara Hauāuru project inbox.

As the submission period for comments to the Environmental Protection Authority (EPA) closed on 27 May 2026, we suggest if you have not already, please email your comments to the EPA for consideration via the substantive@fasttrack.govt.nz email address provided on the letter you received, we cannot guarantee they will be accepted as part of the application process. We are not able to forward your views to the EPA on your behalf, you need to contact the EPA directly.

As the comments you provided relate to matters such as property valuation, we have included some information below about property compensation for landowners affected by a designation.

Property compensation

As your property at [REDACTED] falls fully within the proposed designation boundary lodged in December 2025, in the future, NZTA would likely seek to fully acquire the entire property to enable construction and operation of the project. Typically, negotiations would start 2 years out from construction. In this particular project construction will be staged across the alignment, so negotiations could commence at various times.

At this stage, we are working through the consenting process for the project and funding has not yet been allocated for the detailed design and construction of Stage 2B of the busway section between Royal Road Station and Lincoln Road Station which affects your property (as shown in the staging diagram below). Once funding is confirmed, NZTA will begin the acquisition process with directly affected landowners within this section of the project.

Indicative staging – a series of continual improvements



In September 2025, we sent letters to directly affected landowners that included property plans showing the proposed designation boundary intended to be lodged. Accompanying this was the [Te Ara Hauāuru – Northwest Busway Landowner Guide \(September 2025\)](#), which explains what a designation is and addresses common questions about property valuation and the matters NZTA is required to consider when undertaking valuations.

In addition, as the Northwest Busway – Te Ara Hauāuru project is classified as Critical Infrastructure, directly affected landowners may be eligible for additional compensation mechanisms. Further information on compensation available to landowners affected by a designation by a government agency, including additional Critical Infrastructure incentives, can be found in the [LINZ guide for landowners](#). In particular, pages 15-17 contain a table outlining the various compensation mechanisms that may apply.

Please email through any further questions about the Northwest Busway – Te Ara Hauāuru project.

Ngā mihi and kind regards,

NW Busway team

Email: NWBusway@nzta.govt.nz

Phone: 0800 4 NWRAPID / 0800 469 727

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www.nzta.govt.nz

From: Shyam Patel [REDACTED]

Sent: Monday, 8 June 2026 8:41 pm

To: Northwest Busway <NWbusway@nzta.govt.nz>

Subject: North West Rapid Transit (NWRT)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir/Madam,

I am writing to provide my submission regarding the North West Rapid Transit project and to highlight the significant personal and financial impact it may have on my family.

We purchased our home in **2022**, committing the majority of our life savings and financial resources into what we believed would be a long-term, stable investment and a place to build our future. Like many homeowners, this was not a speculative purchase—it represents years of hard work, disciplined saving, and financial commitment.

Since that time, the housing market has softened considerably, and property values are currently **below what they were when we purchased**. As a result, we are already in a financially vulnerable position.

If this project proceeds in a way that negatively impacts our property — whether through reduced amenity, increased noise, traffic disruption, or perceived location disadvantages — it is highly likely that our property value will decrease further. This creates a very real risk that we will be **forced to sell at a loss**, potentially losing a substantial portion, if not all, of our savings.

[REDACTED]

This is not just a financial concern — it has serious personal implications. The loss would directly impact our financial stability, our ability to support our family, and our future plans. For ordinary homeowners like us, our property is our primary asset, and any loss in value represents a direct loss of our life's work.

While we understand the importance of infrastructure development and the broader benefits it may bring, we are deeply concerned that the burden of this project is being unfairly placed on individual homeowners who have no practical means of absorbing such losses.

We respectfully ask the Expert Panel to carefully consider the following:

- The **financial hardship** imposed on homeowners who purchased at peak market conditions (such as in 2022).
- The current **downward housing market**, which amplifies the impact of any further property devaluation.
- The **disproportionate effect** on individual households compared to the broader public benefit.

Relief sought:

We request that the panel:

- Avoid or minimise impacts on existing residential properties wherever possible; and/or
- Ensure that **fair compensation or mitigation measures** are provided to homeowners who suffer financial loss as a direct result of this project.

We believe it is critical that projects of this scale do not unintentionally place an unfair financial burden on homeowners who have acted in good faith and invested their savings into their homes.

Thank you for considering our submission.

Yours sincerely,
Shyam Patel

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